154.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	632,100 / 632,100
					USE VALUE:	632,100 / 632,100
					ASSESSED:	632,100 / 632,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
837		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HORAN ROBERT J--ETAL	
Owner 2:	MAGURN CLAIRE L	
Owner 3:		
Street 1:	837 CONCORD TPKE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1933, having primarily Asbestos Exterior and 1548 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	220,900	800	410,400	632,100
Total Card	0.115	220,900	800	410,400	632,100
Total Parcel	0.115	220,900	800	410,400	632,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.33 | /Parcel: 408.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 102613
GIS Ref:
GIS Ref:
Insp Date: 11/03/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	220,900	800	5,000.	410,400	632,100		Year end	12/23/2021
2021	101	FV	214,500	800	5,000.	410,400	625,700		Year End Roll	12/10/2020
2020	101	FV	214,700	800	5,000.	410,400	625,900	625,900	Year End Roll	12/18/2019
2019	101	FV	175,600	800	5,000.	384,800	561,200	561,200	Year End Roll	1/3/2019
2018	101	FV	175,600	800	5,000.	318,100	494,500	494,500	Year End Roll	12/20/2017
2017	101	FV	175,600	800	5,000.	292,400	468,800	468,800	Year End Roll	1/3/2017
2016	101	FV	175,600	800	5,000.	266,800	443,200	443,200	Year End	1/4/2016
2015	101	FV	165,800	800	5,000.	261,600	428,200	428,200	Year End Roll	12/11/2014

!12102!

PRINT

Date	Time
12/30/21	13:55:20

LAST REV

Date	Time
09/01/09	08:36:37

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12102

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12137-196		1/4/1972		18,000	No	No	N	

USER DEFINED

Prior Id # 1:	102613
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2008	386	New Wind	11,000			G9	GR FY09	re-shingle house a

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2008	Meas/Inspect	345	PATRIOT
12/27/1999	Inspected	276	PATRIOT
11/23/1999	Measured	256	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	410,400	Spl Credit		Total:	410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.95320219
Adj $ / SQ:	173.721
Other Features:	69300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355719
Depreciation:	134818
Depreciated Total:	220902

COMMENTS

PDAS OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

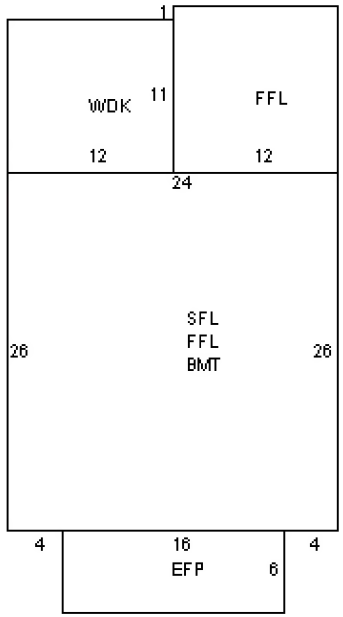
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.72
Special Features:	0	Val/Su Net:	98.44
Final Total:	220900	Val/Su SzAd	158.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	173.720	133,418
BMT	Basement	624	60.590	37,805
SFL	Second Floor	624	173.720	108,402
WDK	Deck	132	12.940	1,708
EFP	Enclos Porch	96	52.980	5,086

Net Sketched Area:	2,244			Total:	286,419
Size Ad	1392	Gross Area	2244	FinArea	1548

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	12X16	A	AV	1950	7.04	T	40	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800